



Friars Court, Lenton Road, The Park

£270,000



TATTERSHALLS
NOTTINGHAM

Friars Court, Lenton Road

The Park, Nottingham

Introducing this three-bedroom townhouse located in the highly regarded Park Estate. Situated in Friars Court, this property presents an exciting renovation opportunity for those looking to create their ideal home.

The kitchen is equipped with a range of fitted units and leads to a converted garage, which has served various purposes in the past, including as an office space. This room offers great potential for customisation to suit your needs.

The lounge is generously sized and provides access to the front of the property. The first-floor landing features a large storage cupboard, which includes plumbing for a washing machine, offering practical storage solutions and added convenience.

Upstairs, the property accommodates three spacious bedrooms. The bathroom includes a three-piece suite with a shower over the bath and an additional storage cupboard.

Outside, the property benefits from a private rear courtyard, offering a blank canvas for outdoor enhancements.

While the property does require some renovations, it presents an excellent opportunity for those with vision and creativity. Viewing is recommended to truly appreciate the potential of this property and the opportunity it offers for customisation.



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Council Tax band D
The house is Freehold.

Situated in the sought after area- The Park Estate, the property is walking distance to Nottingham City Centre with excellent rail links to London St Pancras. The Park is a private estate, once the deer grounds of Nottingham Castle and now one of Nottingham's most exclusive residential locations, home to a number of clubs including tennis and squash. The Park has a friendly atmosphere and is a welcoming community of professional people. Truly a village within the city centre- so the very best of both worlds!

DISCLAIMER These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

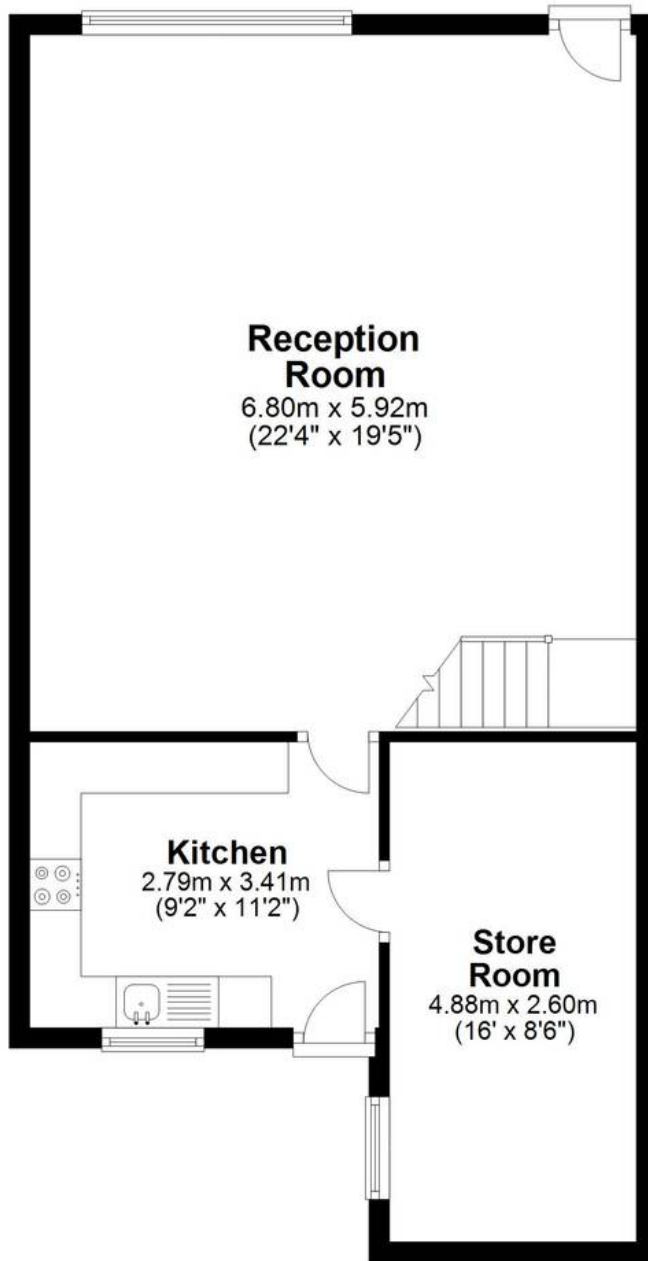


Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Tattershalls require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Tattershalls removing a property from the market and instructing solicitors for your purchase.

Ground Floor

Approx. 63.3 sq. metres (681.7 sq. feet)



Reception Room

6.80m x 5.92m
(22'4" x 19'5")

Kitchen

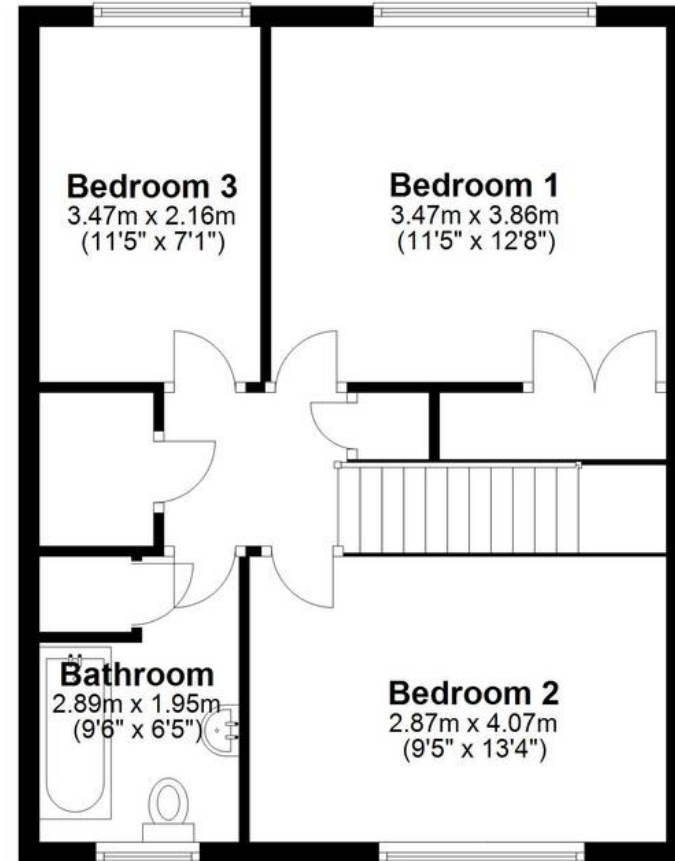
2.79m x 3.41m
(9'2" x 11'2")

Store Room

4.88m x 2.60m
(16' x 8'6")

First Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



Bedroom 3

3.47m x 2.16m
(11'5" x 7'1")

Bedroom 1

3.47m x 3.86m
(11'5" x 12'8")

Bathroom

2.89m x 1.95m
(9'6" x 6'5")

Bedroom 2

2.87m x 4.07m
(9'5" x 13'4")

Total area: approx. 112.6 sq. metres (1211.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



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